

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Kempe Road, Birmingham | £215,000

* SEMI DETACHED HOUSE * THREE BEDROOMS * EXTENDED FAMILY PROPERTY * DRIVEWAY *

This WELL PRESENTED, SEMI DETACHED HOUSE which has been EXTENDED TO FRONT & SIDE and has LOTS OF POTENTIAL situated close to all local amenities.

CALL OUR YARDLEY OFFICE ON 0121-783-3422 TO ARRANGE A VIEWING TODAY!

This property has a block paved DRIVEWAY providing off road parking for your vehicles and leading to a double glazed entrance door with accommodation comprising entrance hallway, LOUNGE/DINING ROOM, KITCHEN, MODERN BATHROOM and a FAMILY SIZE, REAR GARDEN to the ground floor. To the first floor there are THREE BEDROOMS.

The property benefits from double glazing, central heating where specified
Energy Rating D

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APPROACH

The property is accessed via a dropped kerb and leading to:-

Driveway

A block paved driveway providing parking for your vehicles and with a timber fence and open border to either side and leading to a double glazed entrance door.

Entrance Hallway

Staircase to first floor landing. Radiator. Doors giving access to ground floor accommodation:-

Lounge

16'10" into bay x 12'10" (5.13m into bay x 3.91m)

Double glazed window to the front and radiator. Wood effect flooring. Feature brick fireplace with a tiled hearth and gas fire. Storage cupboard.

Kitchen

15'9" x 6'3" (4.80m x 1.91m)

A range of wall and base units with work

surfaces over incorporating a stainless steel, sink and drainer unit with mixer tap over. Appliances include a gas hob with electric oven underneath and extractor canopy over. Plumbing for a washing machine. Wall mounted central heating boiler. Part tiling to the walls and tiled flooring. Double glazed windows and door to the rear allowing access to the garden.

Family Bathroom

8'3" x 5'4" (2.51m x 1.63m)

Suite comprises of a panelled bath unit with a boiler fed shower over, wash basin storage underneath and low flush WC. Tiling to the walls and flooring. Radiator. Heated towel rail. Double glazed windows to front and rear.

FIRST FLOOR

Landing

Ceiling loft hatch. Obscure double glazed window to the side. Doors giving access to first floor accommodation:-

Bedroom One

16'1" maximum x 9'2" (4.90m maximum x 2.79m)

Double glazed windows to the front and radiator. Fitted wardrobes and storage cupboard. Wood effect flooring.

Bedroom Two

10'9" x 8'0" (3.28m x 2.44m)

Double glazed window to the rear and radiator. Wood effect flooring. Fitted wardrobes.

Bedroom Three

7'8" x 7'6" (2.34m x 2.29m)

Double glazed window to the rear and radiator. Fitted wardrobe. Wood effect flooring.

OUTSIDE

Rear Garden

Timber perimeter with a side gate allowing access to/from the front of the property. The rear garden is mainly laid to lawn and patio area. Border shrubbery.

Approximate total area*
537.76 sq ft
51.82 sq m

(*) Excluding bathrooms and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for information purposes only.

GRAPHIC 360

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		87	(92 plus) A		87
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E		65	(39-54) E		65
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			
England & Wales		England & Wales			